

## 7. DEMOLITION

*Demolition is forever and once a building is gone it takes away another piece of the Village's character. Demolition of an historic building which has most of its original design and features should only be an action of last resort. Demolition of existing structures within the historic district must be approved by the ARC. Demolition through neglect is not permitted. Owners who do not properly maintain structures are in violation of Village of Barrington Ordinances.*

- A. of any original feature or part of a historic building should be avoided.
- B. of a Contributing Structure in the Historic District should not occur, unless:
  - 1. public safety and welfare requires the removal of the building or structure;
  - 2. if a building has lost its architectural and historical value and its removal will improve the appearance of the neighborhood; or
  - 3. if the denial of the demolition will result in a substantial hardship on the applicant.
- C. of pre-1939 secondary buildings (garages, etc.) may be appropriate if substantially deteriorated (requiring 50% or more replacement of exterior siding, roof rafters, surface materials, and structural members).
- D. may be appropriate if a building does not contribute to the historical or architectural character and importance of the district and its removal will improve the appearance of the neighborhood.
- E. when approved should be accomplished in a manner that will preserve existing trees and major vegetation.

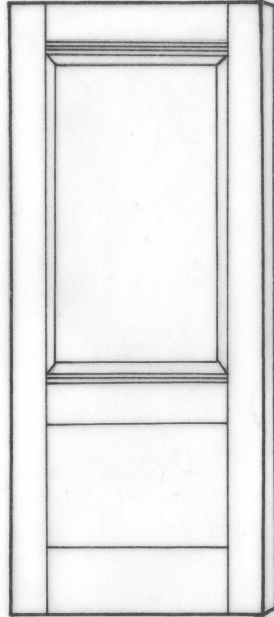
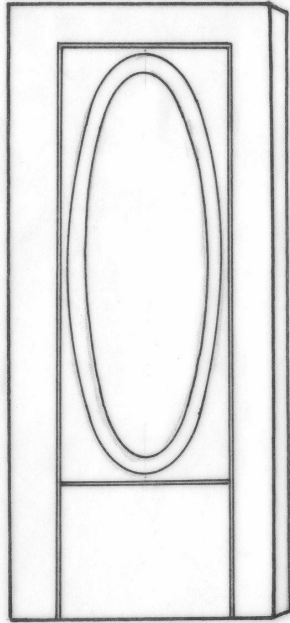
## 8. DOORS

*Doors and door surrounds are important features in defining the style and character of a building. Original doors should be preserved and maintained and original features should be repaired rather than replaced. Screen doors for entrances are appropriate if the structural framework is kept to a minimum to retain the visibility of the historic door behind the screen.*

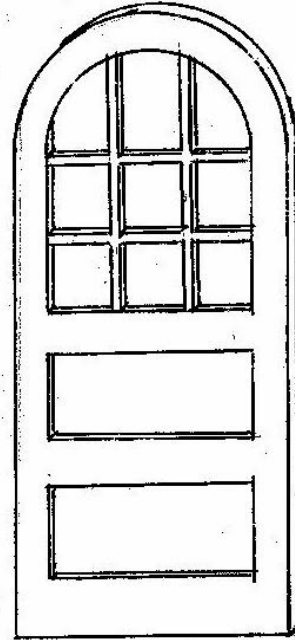
- A. and/or their surrounds, sidelights, transoms, and detailing should not be removed or altered if original.
- B. of historic designs which are missing should be replaced with an appropriate styled door. In replacing missing original doors, replacement doors should be similar in design to the original in style, materials, glazing (glass area) and lights (pane configuration). If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Salvage companies may also have historic doors available
- C. of paneled or flush wood or steel design should be avoided or used only for rear entrances or side entrances that are not visible from the street.
- D. available from wholesale hardware stores generally are not appropriate for front entrances. These doors are not similar enough to the historic door designs of most historic dwellings. Doors with fake leaded glass inset designs also are generally not appropriate for front entrances. For Craftsman dwellings, fifteen-light wood doors are readily available from wholesale stores and are acceptable for front entrances.
- E. which must be added to meet codes should be sited at the rear or side facades of buildings which are not readily visible.
- F. sidelights and transoms should be used only in styles where these features are appropriate, or original to the building. Styles which often used sidelights and transoms include the Colonial Revival and Craftsman styles.
- G. On primary facades may have screen or storm doors added that are of appropriate designs. Screen doors should be of a full-view or two-panel design and be appropriate to the style of the house. If storm doors are applied they should be full-view design and painted in colors to blend with the door surround.
- H. Screen doors should be preserved and maintained if original.

## DOORS: Illustrations

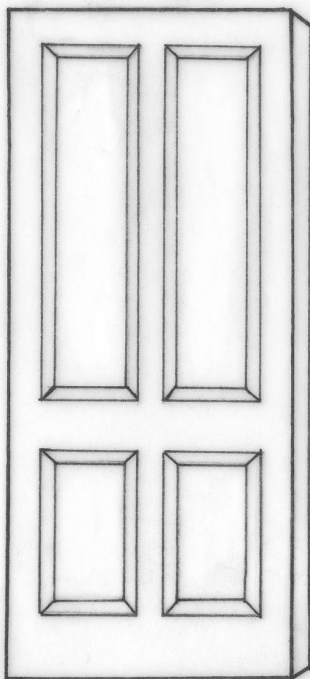
Typical Queen Anne Doors



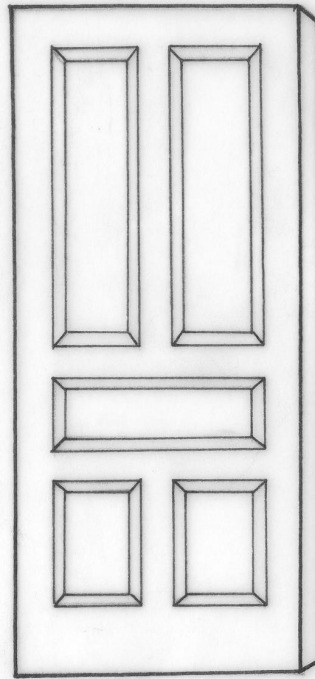
Tudor Revival Door



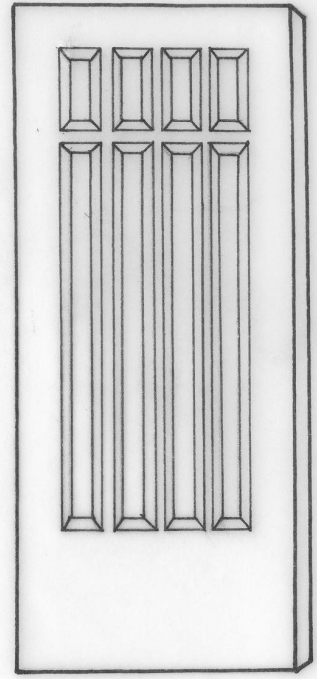
Folk Door



Folk/Colonial Revival Door

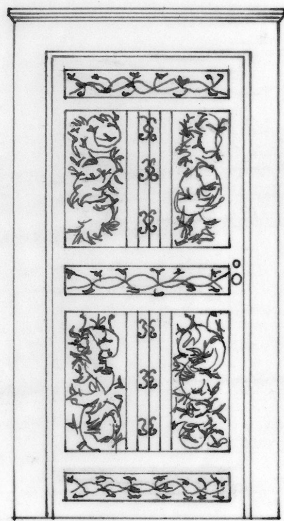


Craftsman Door

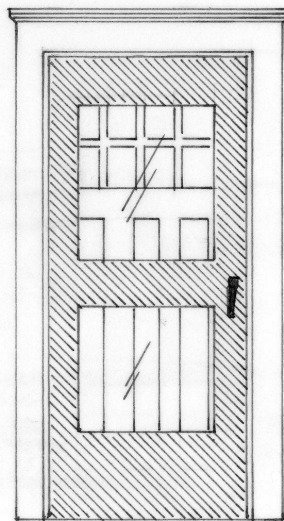


## Doors: Illustrations (continued)

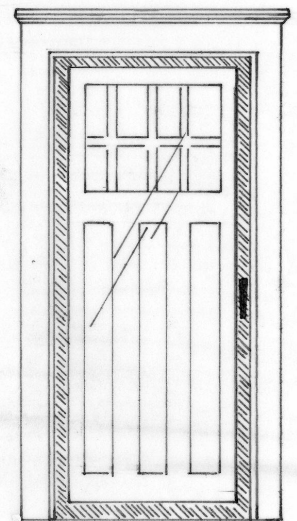
### Storm Doors



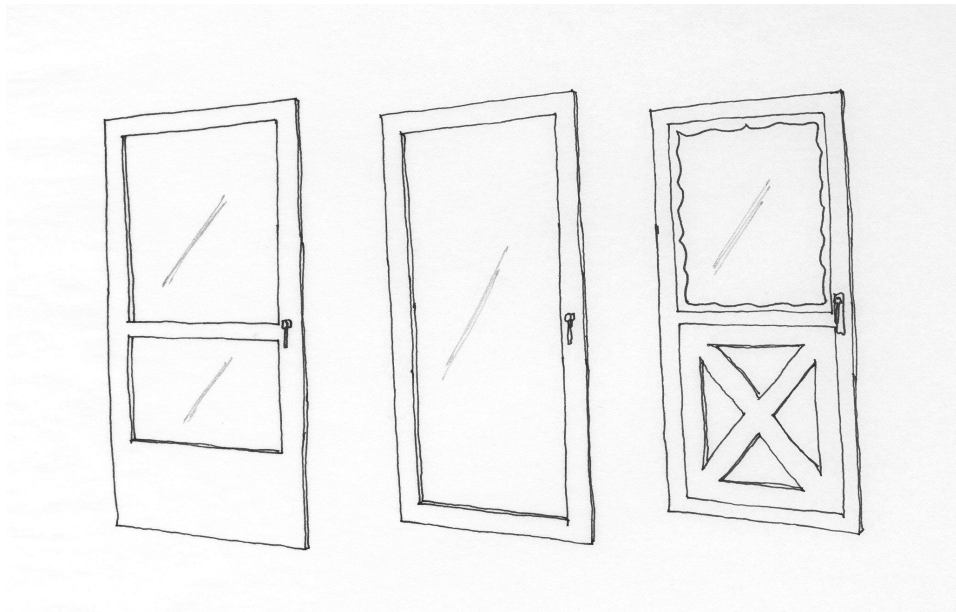
No



No



Yes



No

Yes

No

## 9. DRIVEWAYS, PARKING AREAS AND PAVING

*Access to the buildings in the Barrington's historic residential area is generally via driveways from the street. During the early 20<sup>th</sup> century many original stables and other outbuildings were replaced by automobile garages. Many garages from this time period remain intact. Historic driveway materials such as concrete should be preserved and new driveways should be designed with traditional materials and placement.*

- A. and their original designs, materials, and placement should be preserved.
- B. should be kept to one car width. Ribbon driveways are permitted.
- C. that are new, should be located at the rear or recessed side of the house.
- D. in the front or side yards should meet the Village requirements for surface materials. Concrete is a preferred surface material in the historic district rather than asphalt. Asphalt is discouraged but may be applied.
- E. should have their parking areas located in the rear yard and screened with hedges, shrubs, or fences where noticeable from the street.
- F. of semi-circular design should not be sited in front yards.
- G. requiring new curb cuts to access driveways and parking lots should be kept to a minimum. The addition of curb cuts usually results in the removal of historic sidewalk materials, curbs, and retaining walls.
- H. for commercially-used houses, churches, apartment buildings, or schools should be located in rear yards if possible, but when necessary in a side yard, should be located no closer than the front wall of the structure.
- I. on vacant lots between buildings should align edge screening with front facades of adjacent buildings.
- J. on corner lots should have edge screening on both the primary and secondary street.

## 10. FANS

*Although not common, ceiling fans were sometimes added to front and side porches to assist in air circulation. New ceiling fans are appropriate for dwellings in Barrington's historic neighborhoods.*

- A. mounted on ceilings of porches are appropriate.
- B. exterior fans should be simple in design and be mounted flush with the ceiling. Care must be taken not to destroy historic porch ceiling material.

## 11. FENCES

*Wood fences were widely used in Barrington to separate lots and outline yards. Cast iron, brick, stone, and wire fences were also used. Historic (pre-1939) fences should be preserved and maintained. The construction of new fences based upon historic designs and materials is also appropriate. Within the district fences are typically used at side or rear yards rather than front yards.*

- A. of cast iron, stone, metal (wire) or brick that are original to the building (or built before 1939) should be preserved, or if missing, may be reconstructed based on physical or pictorial evidence.
- B. of cast iron may be added to buildings constructed in the late 19th and early 20th century. Cast iron fences are not appropriate for Craftsman style dwellings or for other designs built after 1920.
- C. should be discouraged in front yards. If fencing is installed, horizontal elements of fences can be no taller than three (3) feet and pickets and posts cannot exceed a height of three feet, six inches (3'-6") in order to meet Village regulations.
- D. of wood pickets are fine and should generally follow property lines, and be painted or stained light, pale white or beige tones. Wood fences should be no taller than three feet, have pickets no wider than four inches and set no farther apart than three inches. Wire fences should also not be more than three feet tall.
- E. of wood boards for privacy should be located in rear yards and generally be no taller than six feet (most pre-fabricated wood fence sections are 8' wide by 6' high). Privacy fences of this height should be at least half-way back from the front to the back walls on the side of the house. Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards)

designs. Fences with flat tops, "dog ear", or Gothic (pointed tops) designs are all acceptable. "Stockade" designs are discouraged. Fences should be stained or painted to blend with the dwelling or building.

- F. of chain link, concrete block, or synthetic materials such as vinyl are not appropriate for the historic district.
- G. of split or horizontal rails, and of railroad ties or timbers, whether freestanding or as retaining walls, are not appropriate for front yards.

## **FENCES: Illustrations**

Appropriate Picket Fences

